083.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,700 / 708,700
					USE VALUE:	708,700 / 708,700
					ASSESSED:	708,700 / 708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS KRISTINA B
Owner 2:	DELANEY MICHAEL C
Owner 3:	
Street 1:	75 SUMMIT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,316 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1282 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8316.000	240,100		468,600	708,700
Total Card	0.191	240,100		468,600	708,700
Total Parcel	0.191	240,100		468,600	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.81 | /Parcel: 552.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52052
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!6774!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,100	0	8,316.	468,600	708,700	708,700	Year End Roll	12/18/2019
2019	101	FV	202,900	0	8,316.	461,900	664,800	664,800	Year End Roll	1/3/2019
2018	101	FV	202,900	0	8,316.	354,800	557,700	557,700	Year End Roll	12/20/2017
2017	101	FV	202,900	0	8,316.	334,700	537,600	537,600	Year End Roll	1/3/2017
2016	101	FV	202,900	0	8,316.	308,000	510,900	510,900	Year End	1/4/2016
2015	101	FV	191,800	0	8,316.	287,900	479,700	479,700	Year End Roll	12/11/2014
2014	101	FV	191,800	0	8,316.	265,100	456,900	456,900	Year End Roll	12/16/2013
2013	101	FV	191,800	0	8,316.	265,100	456,900	456,900		12/13/2012

PRINT

Date	Time
12/10/20	21:29:40

LAST REV

Date	Time
07/18/19	15:50:33
apro	
6774	

USER DEFINED

Prior Id # 1:	52052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1166-101		12/31/1996		125,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Measured	372	PATRIOT
2/18/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8316		Sq. Ft.	Site		0	70.	0.81	6									468,636						468,600	

Total AC/HA: 0.19091 | Total SF/SM: 8316 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,636 | Spl Credit | Total: 468,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	176.799
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347973
Depreciation:	107872
Depreciated Total:	240101

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

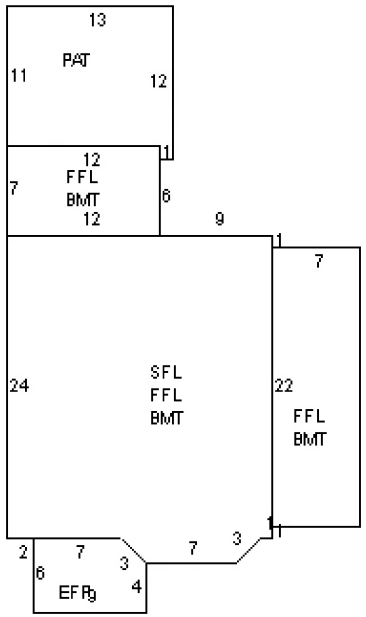
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.80
Special Features:	0	Val/Su Net:	107.28
Final Total:	240100	Val/Su SzAd	187.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	760	53.040	40,310
FFL	First Floor	760	176.800	134,367
SFL	Second Floor	522	176.800	92,289
PAT	Patio	144	4.890	704
EFP	Enclos Porch	52	73.140	3,803

Net Sketched Area:	2,238			Total:	271,473
Size Ad	1282	Gross Are	2238	FinArea	1282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

083.0-0003-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	